

BRA
1420

Revised Hinge Block Development



NEW ENGLAND MEDICAL CENTER

December 20, 1990

Hinge Block Development

Development Program

The development program includes the following spaces:

Research Space	150,000 gsf
Ambulatory Clinic	150,000 gsf
Cultural / Institutional	→120,000 gsf
Retail Space	175,000 gsf
Cinemas	23,000 gsf
Hotel Space	220,000 gsf
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Total Development	838,000 gsf

Parking 850 spaces below grade

Conformance with Zoning

The development plan, as shown, conforms to the proposed Article 38 amendments which have established permanent zoning for the site in conjunction with the Midtown Cultural District guidelines. The plan envisions the creation of a PDA for the portions of the site where one is allowed.

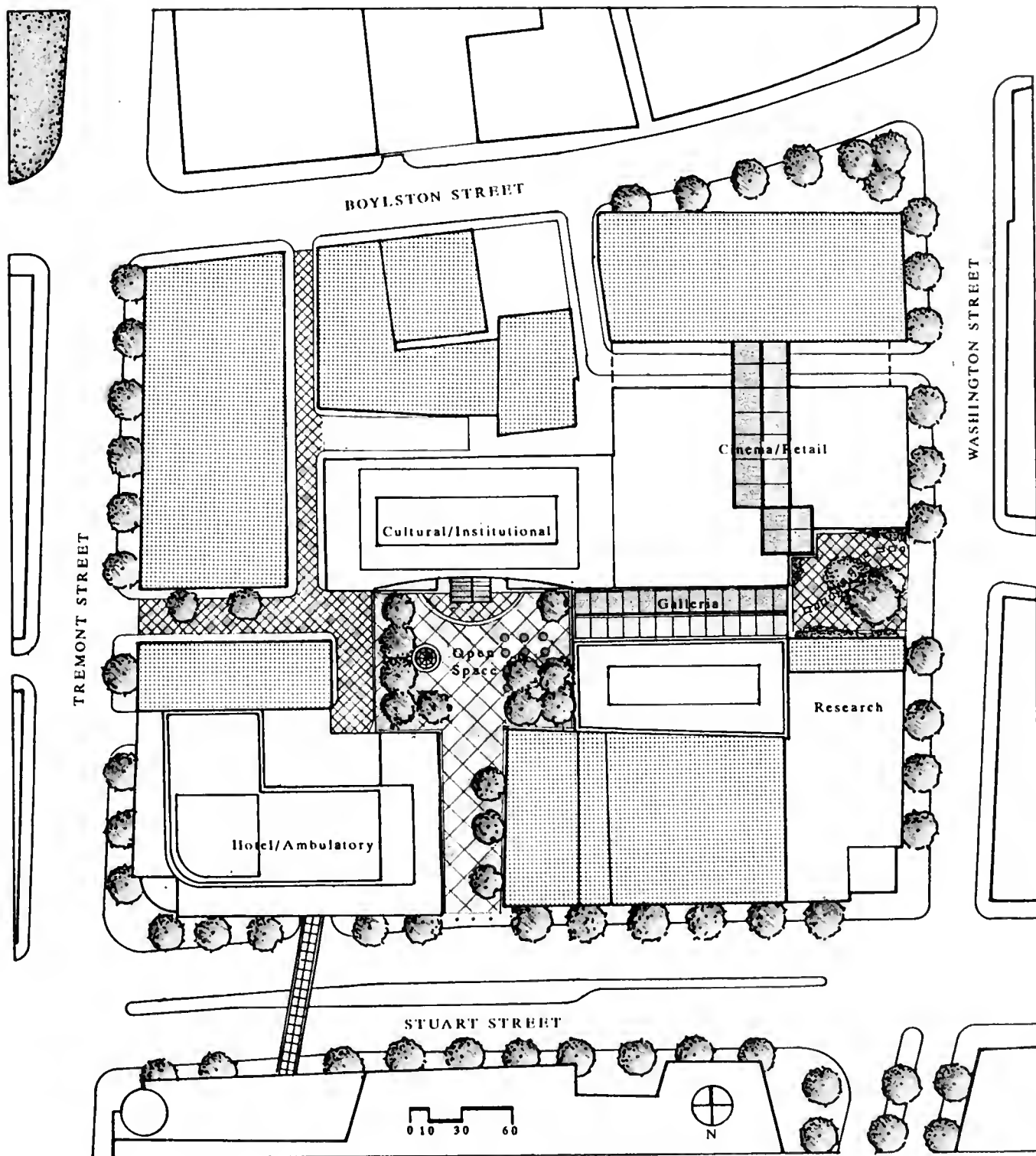
The proposed building heights are, as follows:

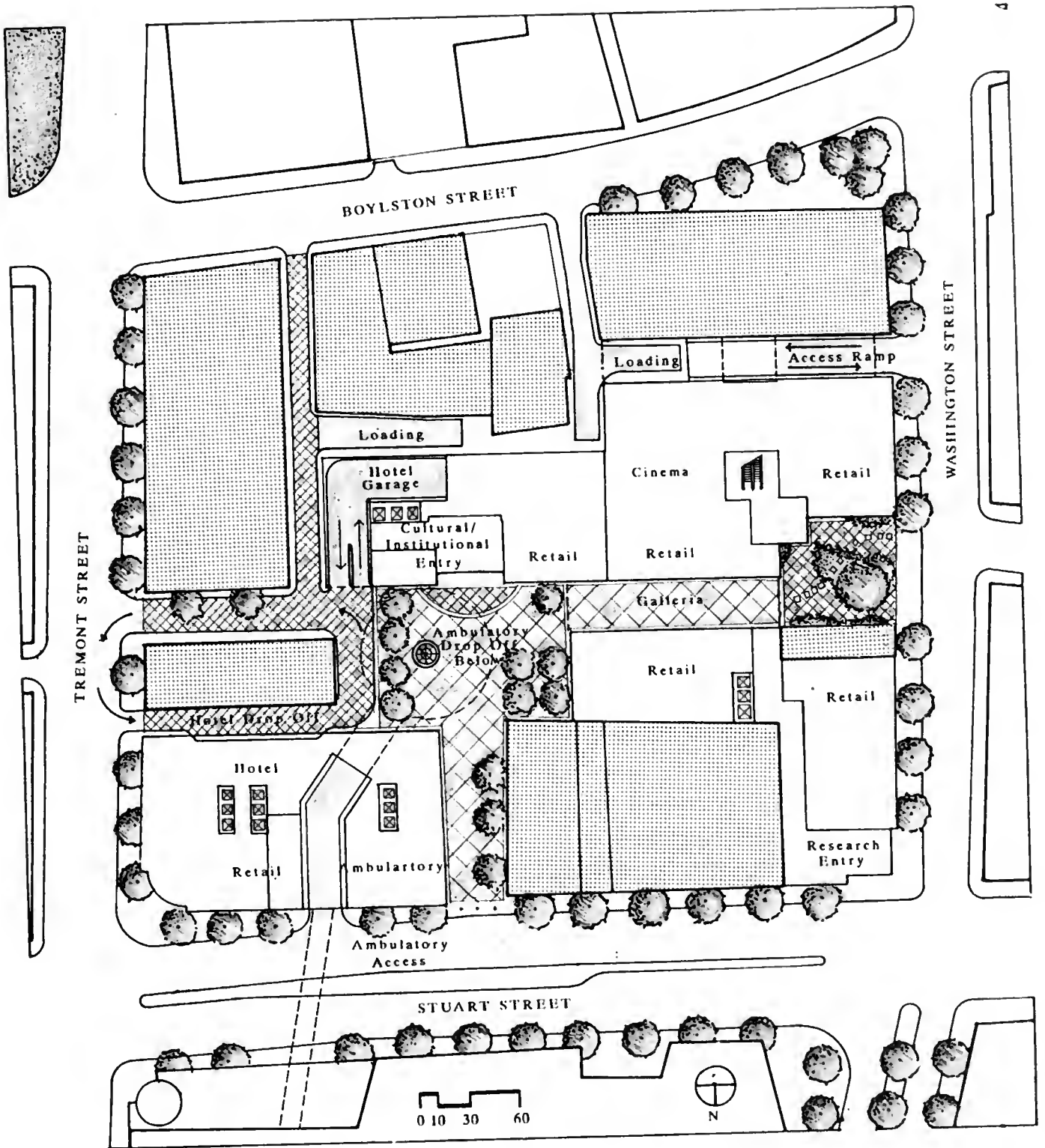
	Allowed	Proposed
Ambulatory / Hotel Building	275 ft	275 ft
Research Building	275 ft	180 ft
Cultural / Institutional Building	275 ft	140 ft
Retail / Cinema	275 ft	85 ft

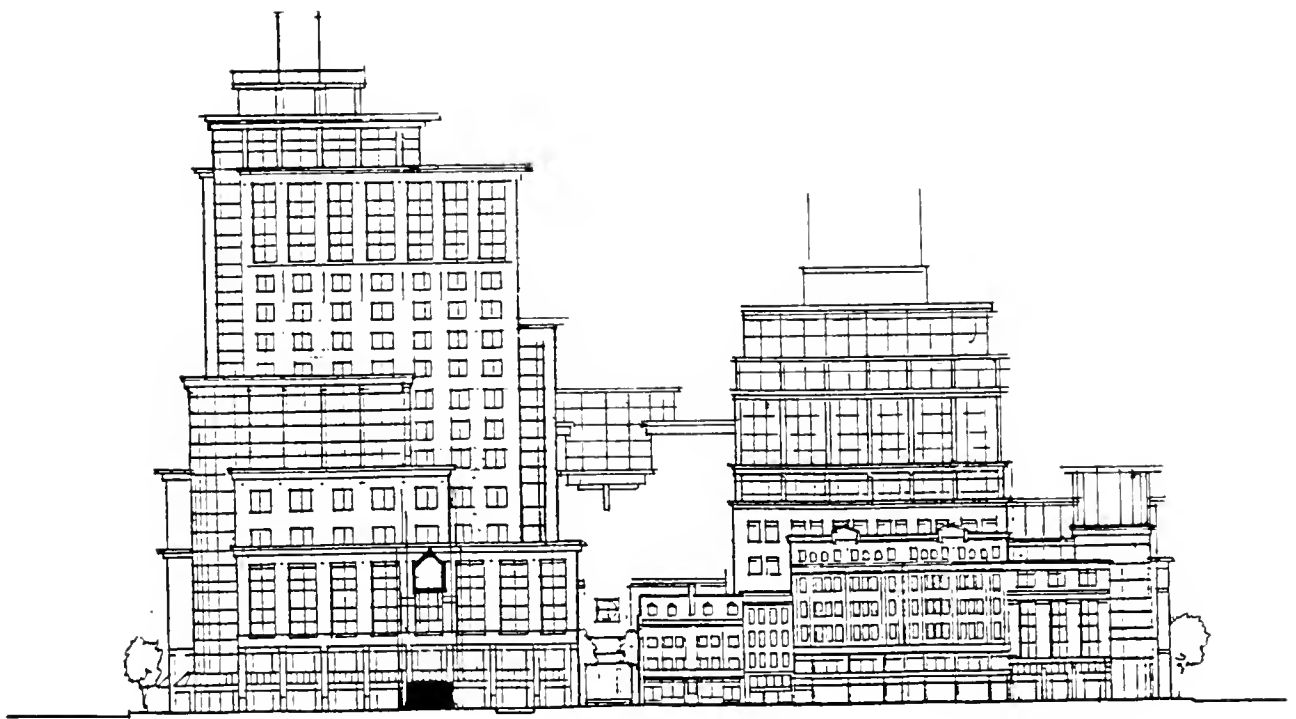
Setbacks, ground floor uses, floorplate sizes, street wall dimensions and other characteristics of the development are in conformance with the Midtown Cultural District regulations.

LIST OF DRAWINGS

- 1 Site Plan
- 2 Circulation Plan
- 3 Stuart Street Elevation
- 4 Washington Street Elevation
- 5 Tremont Street Elevation
- 6 Tremont Street View, North
- 7 Tremont Street View, South
- 8 Kneeland Street View
- ~~9 Stuart Street View~~
- 10 Beach Street View
- 11 View of Stuart Court
- 12 View of La Grange Plaza



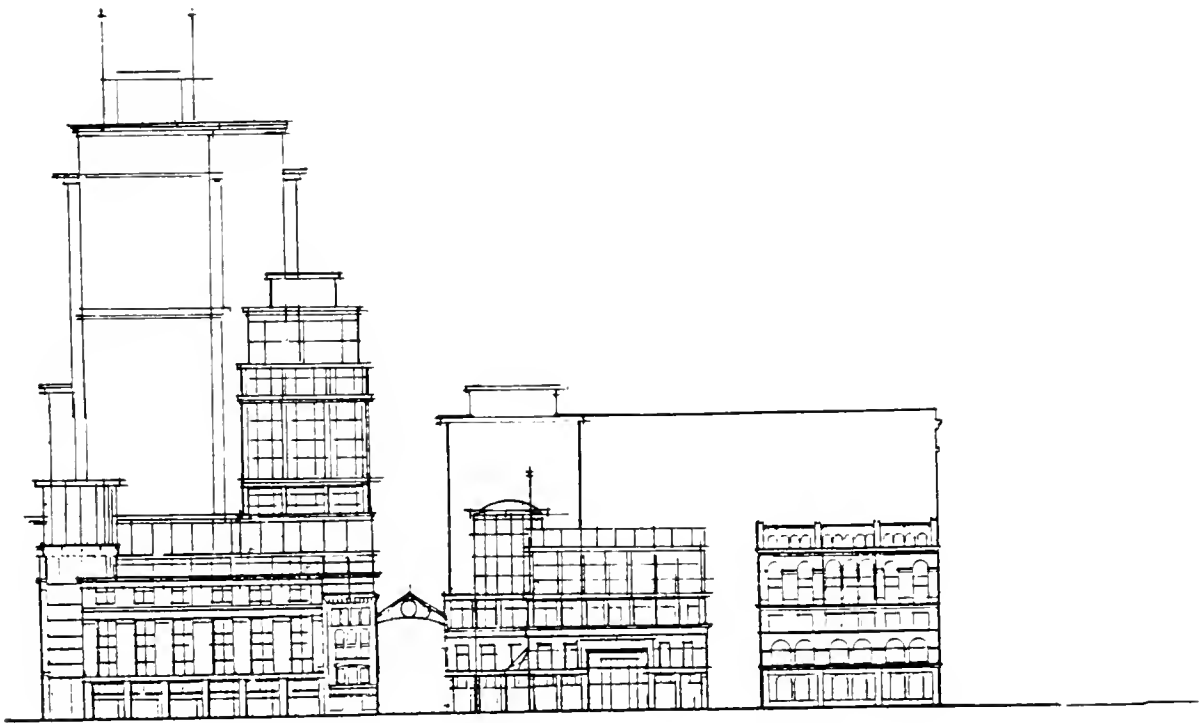




HINGE BLOCK DEVELOPMENT
New England Medical Center

STUART STREET ELEVATION

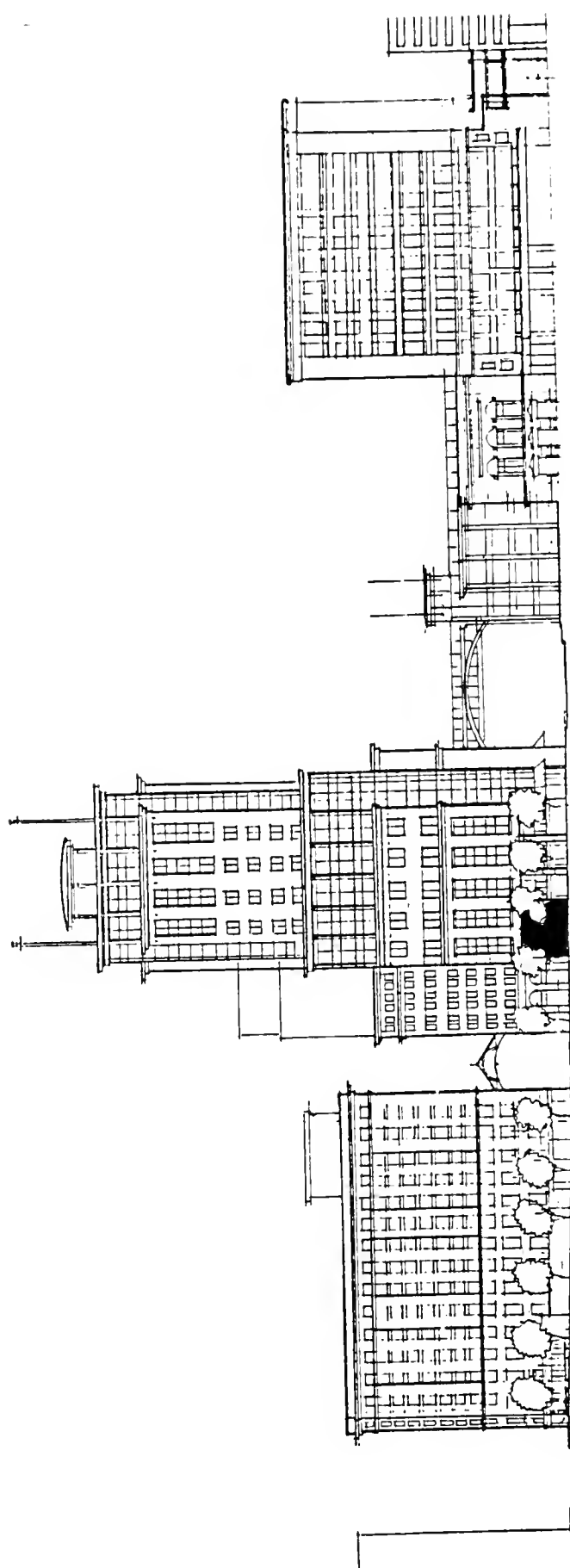
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WASHINGTON STREET ELEVATION

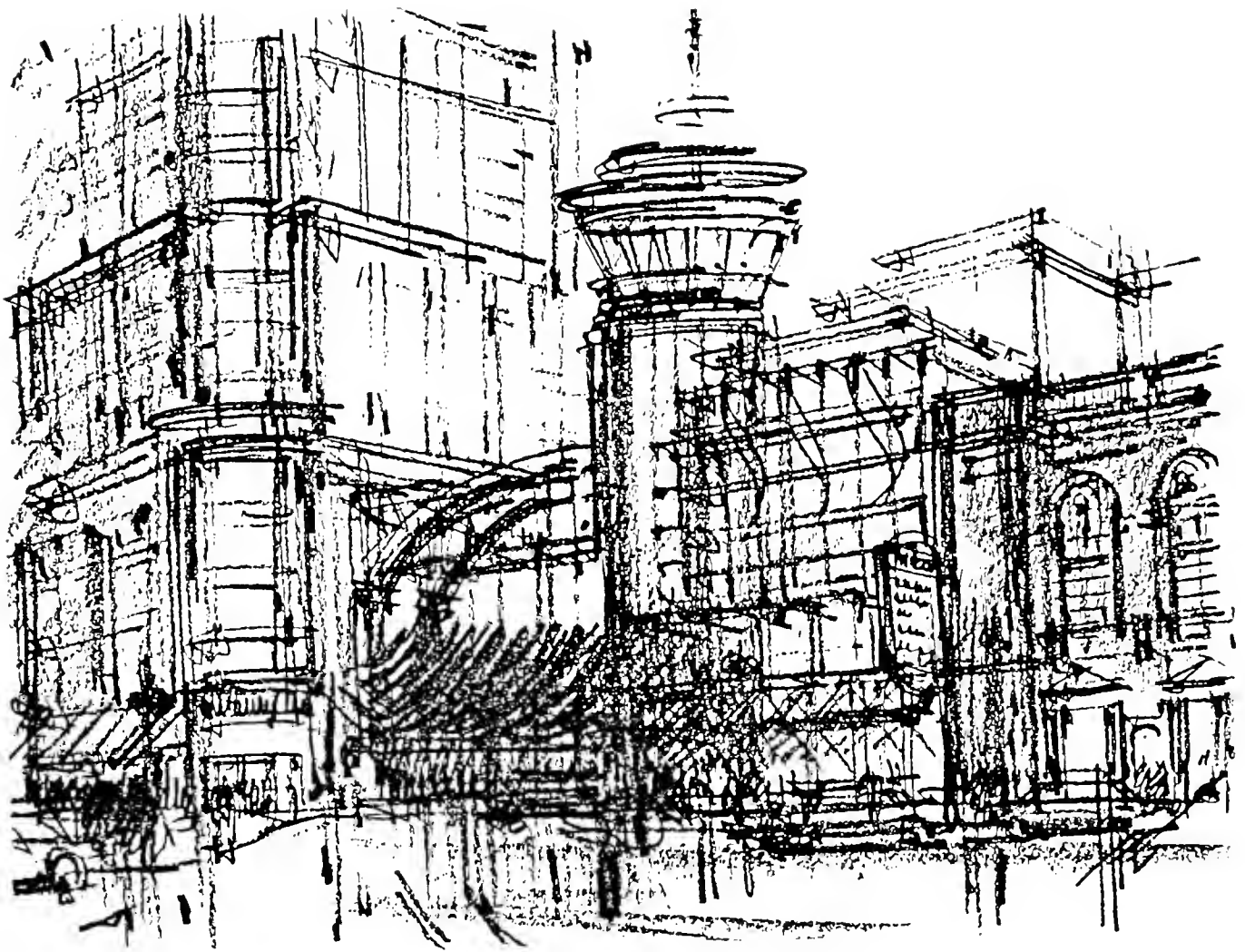
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TREMONT STREET ELEVATION

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TREMONT STREET VIEW
NORTH

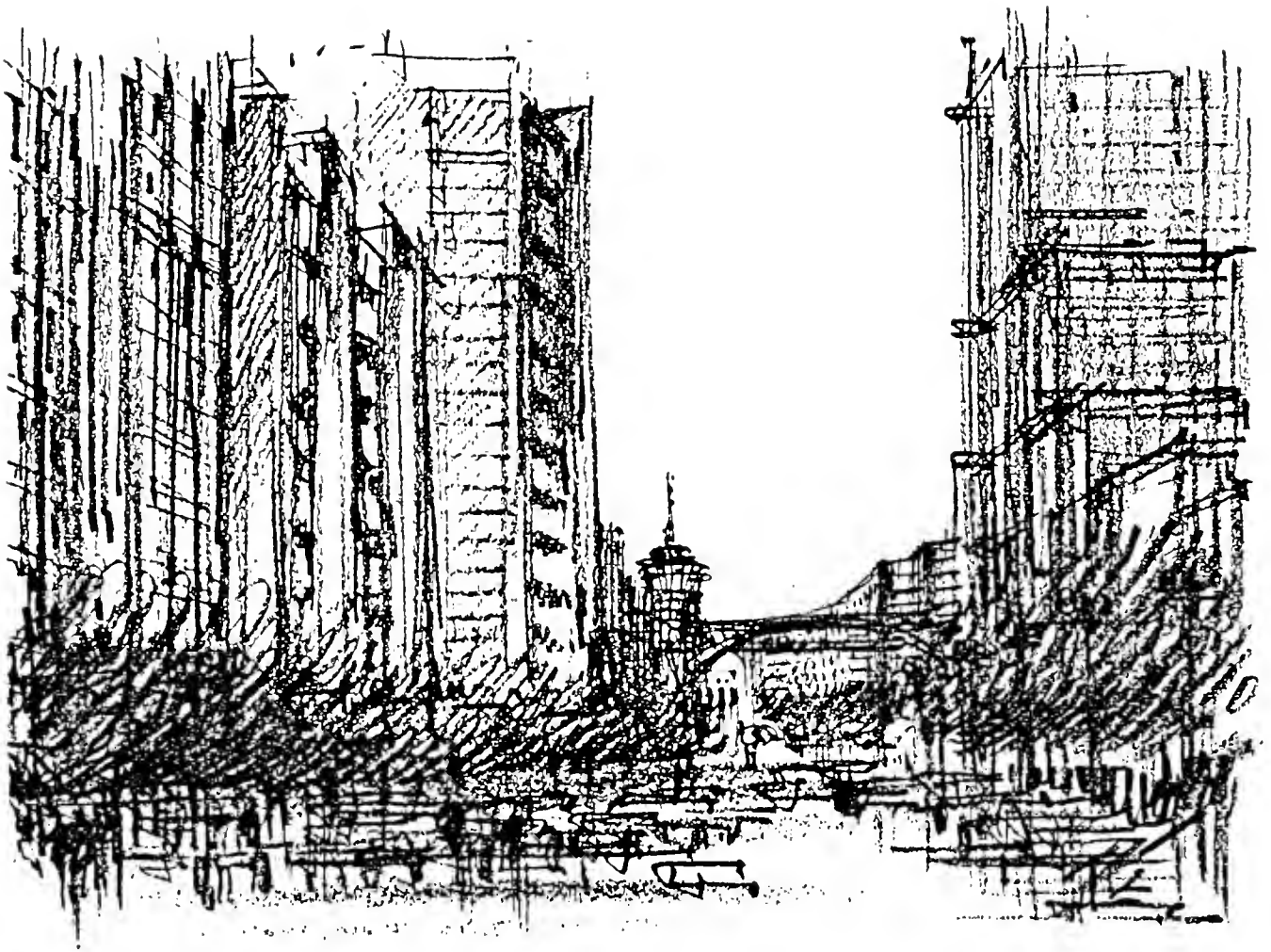
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TREMONT STREET VIEW
SOUTH

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KNEELAND STREET VIEW

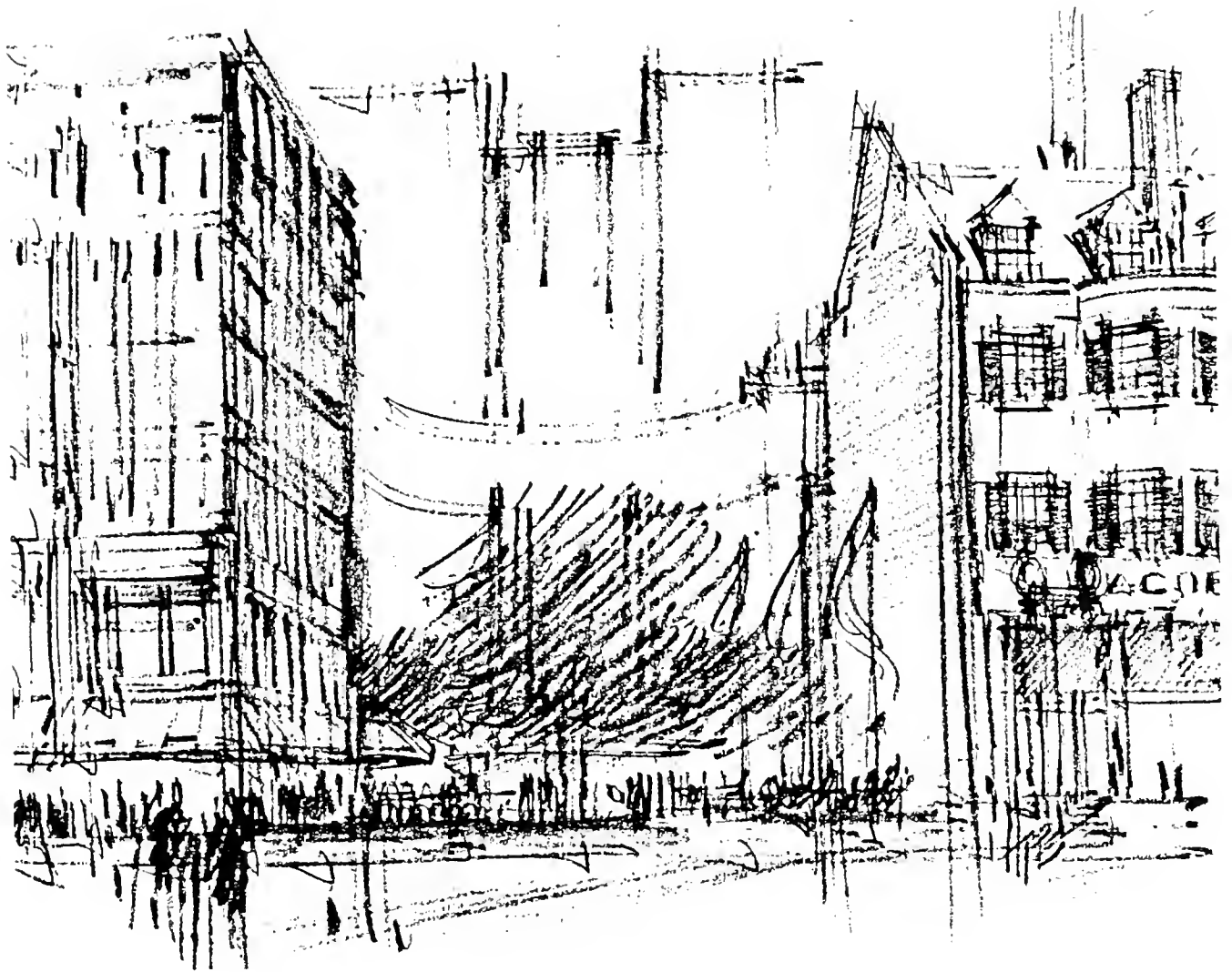
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BEACH STREET VIEW

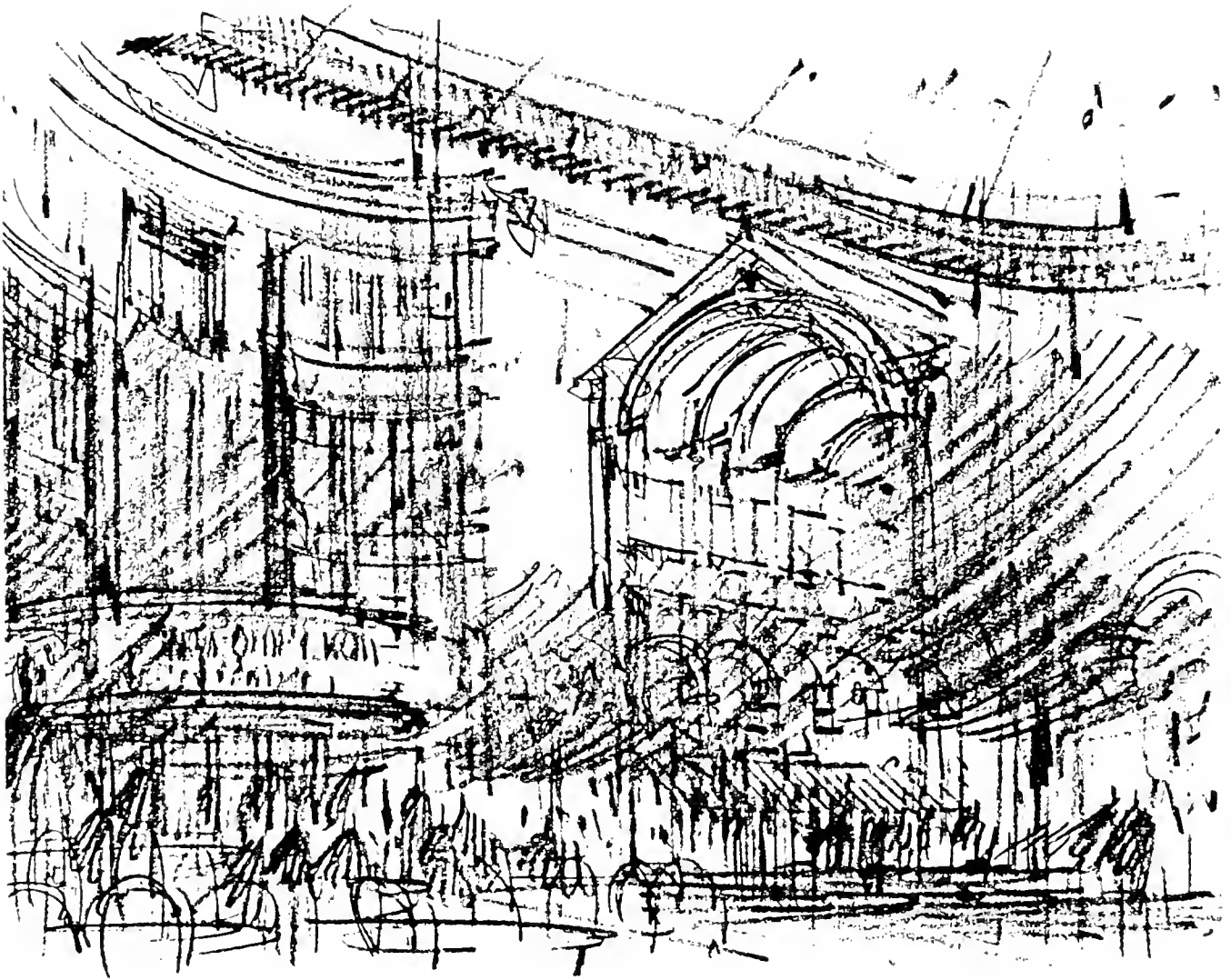
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VIEW OF STUART COURT

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VIEW OF LA GRANGE PLAZA

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